Davidson County DEEDWARR
Recvd: 03/29/01 10:51 2pgs
Fees:11.00 Taxes:253.45
20010329-0030264

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 28th day of February, 2001.

Notary Public

KATHOMAS SIDWELL NOTARY PUBLIC AT LARGE WILLIAMSON TENN.

My Commission Expires: 10/22/01

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Javier Herrera
104 Lutie Street
Nashville, Tennessee 37210

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
119-05-0-244.00

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorris William Johnson, a married man** hereinafter referred to as Grantors, hereby transfers and conveys to **Javier Herrera, a married man** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

LAND in Davidson County, Tennessee, being Lot No. 143, on the Plan of Subdivision of Lots 3 and 4 and parts of 5 and 6, Cumberland Nurseries, of record in Book 332, Page 148, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dorris William Johnson, an unmarried man, by Warranty Deed from Mildred W. Davis and Gloria W. Luttrell, as Co-Trustees of the Woodroof Family Trust of record in Book 10319, Page 26, Register's Office for Davidson County, Tennessee. Dorris William Johnson having since married.

Cynthia L. Johnson as spouse of Dorris William Johnson hereby joins in this conveyance for the purpose of relinquishing her marital rights in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2001, and subsequent years, a lien not yet due and payable.

The Plan of record in Plat Book 332, Page 148, Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record in said Register's Office.

County and/or City taxes for the year 2001 are a lien currently due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 104 Lutie Street, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 28th day of February, 2001.

Dorris William Johnson

Cynthia L. Johnson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dorris William Johnson and wife, Cynthia L. Johnson, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2001.

KATHOMAS BIDWELL NOTARY PUBLIC AT LARGE TENNESSEE

Notary Public

10/22/04
My Commission Expires

02835-BP